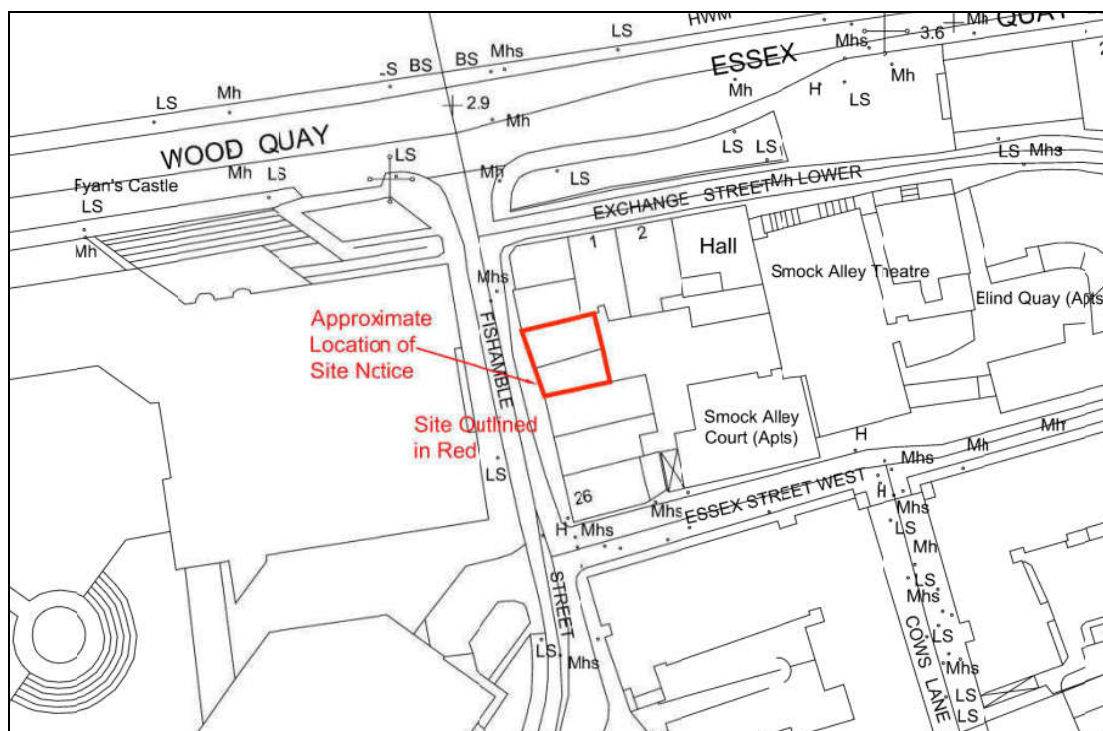


Date: 30th May 2018.

To the Chairman and Members of
the South East Area Committee

**Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)
Proposed construction of 5 number dwelling units at 29-30 Fishamble Street, Dublin 8**



SITE LOCATION & LAYOUT

Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 (as amended) for the construction of 5 number dwelling units on a site at 29-30 Fishamble Street, Dublin 8.

The site is located adjacent to Fishamble Street, in the city centre at the west perimeter of Temple Bar. The site is a small infill site, within the established urban block around Smock Alley Court Housing. All access to the proposed development will be from Fishamble Street, and there is no proposal at this time to create any link to or through Smock Alley Court.

The site boundaries are established and defined by the following existing structures:

- Towards west – wall remains of a former single storey brick structure along the footpath of Fishamble Street.

- Towards South and North – Gable walls of neighbouring 5 storey residential buildings.
- Towards East – towards Smock Alley Court the site is bounded by a 4 metre high block wall with an additional ca. 1.7 metre high steel fence on top. It should be noted that the drawings circulated with this cover refer to this wall as being for demolition. The drawings are to be amended to note that the condition of this wall is to be assessed prior to commencement of works in order to determine the best course of action be that retention or demolition. The residents of Smock Alley Court will be informed of the status of the wall prior to commencement and during the course of the works.

The proposal comprises 1 No. one bedroom apartment on the ground floor, and 4 No. two bedroom apartments on the upper floors, in a five storey block with a small enclosed courtyard area to the rear.

As part of it's ongoing housing delivery programme, Dublin City Council is currently examining the potential for the use of modern methods of construction, which employ a high level of off-site manufacture of housing units. This allows greater speed of delivery and increased levels of quality control. It is currently envisaged that this development will be constructed using these methods. This could significantly reduce the on-site construction period, and also minimise the associated issues of inconvenience to local residents, as well as minimising the extent and duration of any disruption to traffic and local business.

All materials and methods used in this scheme will be required to be in full compliance with the Building Regulations (Technical Guidance Documents), and will be fully certified in accordance with the Building Control Amendment Regulations.

A consultation meeting was held in the offices of Dublin City Council on 29th May 2018, and individual copies of the scheme drawings were provided to the attendees. The meeting was attended by residents of Smock Alley Court and a number of local representatives. The scheme was presented by Dublin City Council Architects Division, and the residents comments recorded for consideration.

It should be noted that a separate Consultation process is about to commence regarding an improvement programme to the public realm in the area surrounding Smock Alley Court, and is being led by Dublin City Council Parks Department

Documents Attached:

- Architects Appraisal
- Site Location Plan
- Existing and proposed site plans
- Ground floor, and upper floor plans
- Existing and proposed elevations (2 sheets)
- Existing and proposed sections

The agreement of the Committee is requested to this proposal.

Anthony Flynn

Executive Manager



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Part 8 Submission Architect's Appraisal INFILL APARTMENT BLOCK 29-30 Fishamble Street Dublin 2



walsh associates
ARCHITECTS & PROJECT MANAGERS

Merchants House,
27-30 Merchants Quay,
Dublin 8.

Tel: 01 633 4261

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15th May 2018

2.3 Scope

As requested by Dublin City Council the scope is to provide an apartment block for social housing at this site. The site is relatively small, measures approximately 12 m by 12 m. The proposal is to consist of 2-bed apartments in general and additional 1-bed apartment(s) as necessary to maximize the use of available area. In line with the neighbouring residential buildings it was decided to provide a 5-storey apartment block at this location. Car parking is not to be provided within the site.

2.3 Site Characteristics

The site is located within Zoning Z1 (to Protect, provide and improve residential amenities). The proposal is a relatively small infill site development within the city centre and completes the urban texture at Fishamble Street. The proposal's site characteristics are in line with the Dublin City Development Plan 2016-2022. The proposed building is 5-storey high as the existing adjoining neighbouring buildings.

Zoning:	Z1
Site Area:	150.3 m ² (0.015 ha)
Proposed Footprint of building:	140.3 m ²
Proposed Gross Floor Area:	559.7 m ²
Proposed Site Coverage:	93 %
Proposed Plot Ratio:	3.72
Number of storeys:	5

2.4 Description of Proposed Building

The proposed building consists of 5 apartments, a shared vertical circulation core and ancillary accommodation. The apartment sizes and the layouts meet the minimum floor areas and standards required by the current Dublin City Development Plan. See table on next page summarising key floor area indicators.

At ground floor the 1-bed apartment layout provides a Universal Design that is in excess of the minimum requirements of Part M and can facilitate easy movement of a wheelchair.

Dedicated communal amenity space is not provided within the site, however the 2-bed room apartments above the ground floor are provided with two balconies to enhance the private amenity space provision.

The main living spaces are oriented towards the street front, west-south-west direction, greatly benefiting from direct sunlight. The bedrooms are recessed from the street front or located at the courtyard, where more privacy is provided. Privacy of the rear courtyard is carefully considered. The proposed windows are avoiding direct overlooking of the adjoining residential development. The windows at the opposing stair core are to be obscured or fitted with permanent screens.

Table: Summary of key floor area indicators

	1-bed Apartment		2-bed Apartment (4 person)	
Number proposed	1 no.		4 no. (identical)	
Location	Ground Floor		1 st , 2 nd , 3 rd and 4 th Floor	
Floor Area Indicators	Proposed (see drawings)	Minimum Requirement	Proposed (see drawings)	Minimum Requirement
Apartment Size	55.9 m ²	45 m ²	80.3 m ²	73 m ²
Aggregate Floor areas for living/ dining/ kitchen rooms	24.1 m ²	23 m ²	30.1 m ²	30 m ²
Bedroom floor areas	Double bedr.: 13.2 m ²	Double bedr.: 11.4 m ²	Double bedr.: 11.5 m ² Twin bedroom: 14.2 m ²	Double bedr.: 11.4 m ² Twin bedroom: 13.0 m ²
Aggregate bedroom floor areas	13.2 m ²	11.4 m ²	25.7 m ²	24.4 m ²
Storage Space	3.2 m ²	3 m ²	6.3 m ²	6 m ²
Private amenity space	7.1 m ²	5 m ²	10.3 m ² (two balconies 7.7 m ² + 2.6 m ²)	7 m ²
Communal amenity space	See comment above in text	5 m ²	See comment above in text	7 m ²

The street elevation reflects the massing, proportions and materiality of the neighbouring buildings, while maintains its own contemporary character. Selected brick cladding is used at the street front elevation of the building. The massing includes recessed balconies in a vertical arrangement, thus the remaining mass of the front elevation is similar to the break up of the neighbouring buildings' elevation. The plinth area is proposed to be of darker bricks. The recessed balconies and the larger opening at the entrance are partly cladded with selected profiled metal cladding. The proposed parapet heights are slightly varied in line with overall streetscape of Fishamble Street and wider area of Templebar.

Material selection and elevation treatment to the rear are also following the context provided by the neighbouring buildings. Here, nap render finish is proposed in general. The building is located so, that its rear external walls are to partially replace the former 4 m high rear boundary wall. At the courtyard a new wall with a timber screen is proposed to complete the rear boundary towards Smock Alley Court.

3. Special Considerations & Investigations

Beyond the above outlined design considerations, the following consultations, investigations took place that informed the proposed design solution.

3.1 Planning Consultation

A Planning consultation was held with the participation of the Client's representatives, the Area Planner and the Architects on 16.02.2018. The Area Planner agreed with the main aspects of the proposed development. Special attention was given to the scale of the proposal and its relation to its context. These aspects are outlined above.

3.2 Archaeology & Ground Investigations

An Archaeological Assessment of the site for a similar scale development was prepared by Linzi Simpson Archaeology in June 2014 on behalf of Dublin City Council City Architects Division. This investigation noted that the site is within a Zone of Archaeological Interest in Dublin (Dublin Development Plan 2011 – 2017, 7.2.5.7). The results of the investigation highlight the presence of historical deposits on site at various depths. While the natural deposits were identified at 4.50m below present ground these are of soft riverine gravels and silt and solid load-bearing ground (bedrock) lies at approximately 6.50m below present ground level. As a result, auger piling with ground beams is deemed the most suitable foundation construction. The layout of the proposed piled structure has been agreed with the Archaeologist in order to minimise any possible impact of same on the existing archaeology.

Ground Investigations were carried out by Ground Investigations Ireland Ltd. in December 2017 and January 2018. The ground investigations included bore holes and trial pits. Linzi Simpson archaeologist was present at the works on site and assessed the ground samples and confirmed that her earlier assessment is still correct and at the site the boreholes did not reveal any material of special interest. City Archaeologist, Ruth Johnson was also present at the site during the ground investigations.

See Appendices B, C and D for more details.

3.3 Maintenance & Waste Management

The site is accessible for maintenance purposes. Access for maintenance works to the elevations can be provided from Fishamble Street (public area) and Smock Alley Court (in ownership of DCC). Access to the roof and building services located on the roof can be accessed via a hatch access from the top landing of stair core.

For waste management purposes a bin store is provided that will facilitate segregated waste collection. The bin store can accommodate three no. 1100 litre wheeled bins or several smaller bins for each waste type: general waste, dry recyclables and organic food/garden waste in line with Dublin City Development Plan's Appendix 10 Guidelines for Waste Storage Facilities. The bin store is directly accessible from the buildings common circulation area at ground floor and waste management companies can access it from the street.

3.4 Construction Management

It is intended to utilise relevant modular (volumetric) system build/off-site building systems, for the provision of the subject project. The off-site systems which are currently available either directly or indirectly to the Irish market fall into the following three categories having regard to programme, suppliers, procurement, logistics and cost;

- 1) 3-dimensional volumetric systems (3D)
- 2) Combinations of 2-dimensional panellised and 3-dimensional volumetric systems (2D and 3D)
- 3) 2-dimensional panellised systems employed in insolation (2D)

Significant programme and site safety advantages will accrue due to the use of the above systems. The quality of detailing and interior finish in factory-manufactured modules is far superior to that achievable using traditional construction methods. The off-site construction process provides considerable sustainability and site organisational benefits such as a reduced carbon footprint, more efficient use of materials and greater recycling of materials. Removing processes from the site also reduces the noise and traffic impact of development for local residents. Working conditions, particularly health and safety, in a factory manufacturing pre-fabricated components are far superior to those available on a building site.

The majority of sites suitable for traditional build methods will also be suitable for some form of off-site system build method. It is vital that the component parts of the chosen off-site system are able to reach the site in a reasonable and cost effective manner. A logistics plan will be produced later in the design process having regard for ground conditions, site access for large trucks, crane capacity and availability of on-site storage. The onus will be on the Design Build Contractor to ensure that their Contractors Proposals are fully compliant with all Statutory Requirements.

3.5 Traffic Management during and after Construction

Traffic management during construction:

Fishamble Street provides good access to the site. Compared to traditional building technologies, the envisaged construction technology (volumetric construction) would reduce the builder's compound size and the duration of the construction. Traffic management details are described in Appendix B.

Traffic management after construction:

The site is located in the inner city and has excellent public transportation service. The proposed development is located in car parking Zone 1 of the Dublin City Development Plan (2016-2022). In line with the philosophy of the Development Plan, "given the high accessibility by public transport to Zone 1 there shall be no minimum requirement for car parking in that zone." In this case as the available site area is limited (c. 150 m²) and from Archaeological reasons (see Appendix C) it is not preferred to carry out major underground works it is not proposed to provide on-site car parking spaces for the proposed 5 no. social housing units at this location.

Bicycle and baby buggy facilities:

Given the city centre location and the lack of provision of car parking spaces, bicycle parking is provided in excess of Development Plan requirements. In line with development plan 1 bicycle parking per unit, ie. 5 no bicycle parking is provided at ground floor level across the lift.

Further bicycle parking or baby buggy parking areas provided at each floor across the lift at the recesses of the enlarged landings. This bicycle parking provision can potentially accommodate 1 bicycle per bed space in the building.

Accessible approach to the building is provided from the public road and footpath.

3.6 Appropriate Assessment Screening

An Appropriate Assessment Screening was carried out by NM Ecology Ltd, Consultant Ecologists. It has been demonstrated that there will be no risk of direct or indirect impacts on any Natura 2000 sites, so it can be concluded that Appropriate Assessment is not required.

Refer to Appendix E for details.

3.7 Surface & Foul Drainage and Watermain Systems

Refer to Hayes Higgins Partnership drawings for site drainage layout details in Appendix A and their commentary in Appendix B.

3.8 Flood Risk Assessment

A flood risk assessment has been undertaken by IE Consulting to identify possible sources of flooding and the risk posed to the development, and separately the risk posed to surrounding areas because of the development. The report from IE Consulting noted that only a High End future scenario tidal flood event (1 in 1000 year tidal flood levels) has the potential to impact only the lower entrance lobby level of the proposed development. The individual residential units of the proposed development would not be impacted by a High End future scenario tidal flood event. Flood Risk Management and Mitigation Measures are included in Appendix F.

Refer to Appendices B and F for details.

3.9 Energy Performance

The detailed design of the building services will be carried out by Hayes Higgins Partnership Consulting Engineers.

The client, Dublin City Council is a local authority and is therefore required to adhere to the EU Directive 2010/31/EU on the energy performance of buildings. Nearly Zero Energy Buildings (NZEB) of the EPBD requires Dublin City Council to ensure that - "(a) by 31 December 2020, all new buildings are nearly zero-energy buildings; and (b) after 31 December 2018, new buildings occupied and owned by public authorities are nearly zero-energy buildings."

NZEB rating provides the following - 15-30 kWh/(m².y) of net primary energy with, typically, 50-65 kWh/(m².y) of primary energy use covered by 35 kWh/(m².y) of on-site renewable sources.

3.10 Sustainability

The project incorporates several social & environmental sustainability measures. The following aspects are highlighted:

- Provision of social housing at an inner city centre location,
- Completion of the streetscape of Fishamble Street,
- Very high building energy performance resulting low energy consumption during use,
- Green roof with sedum planting is proposed with Solar PV panels at the rooftop.
- Volumetric construction method is considered to reduce timeframe of construction (and disturbance caused by same) and to minimise material wastage during construction.



Appendix A

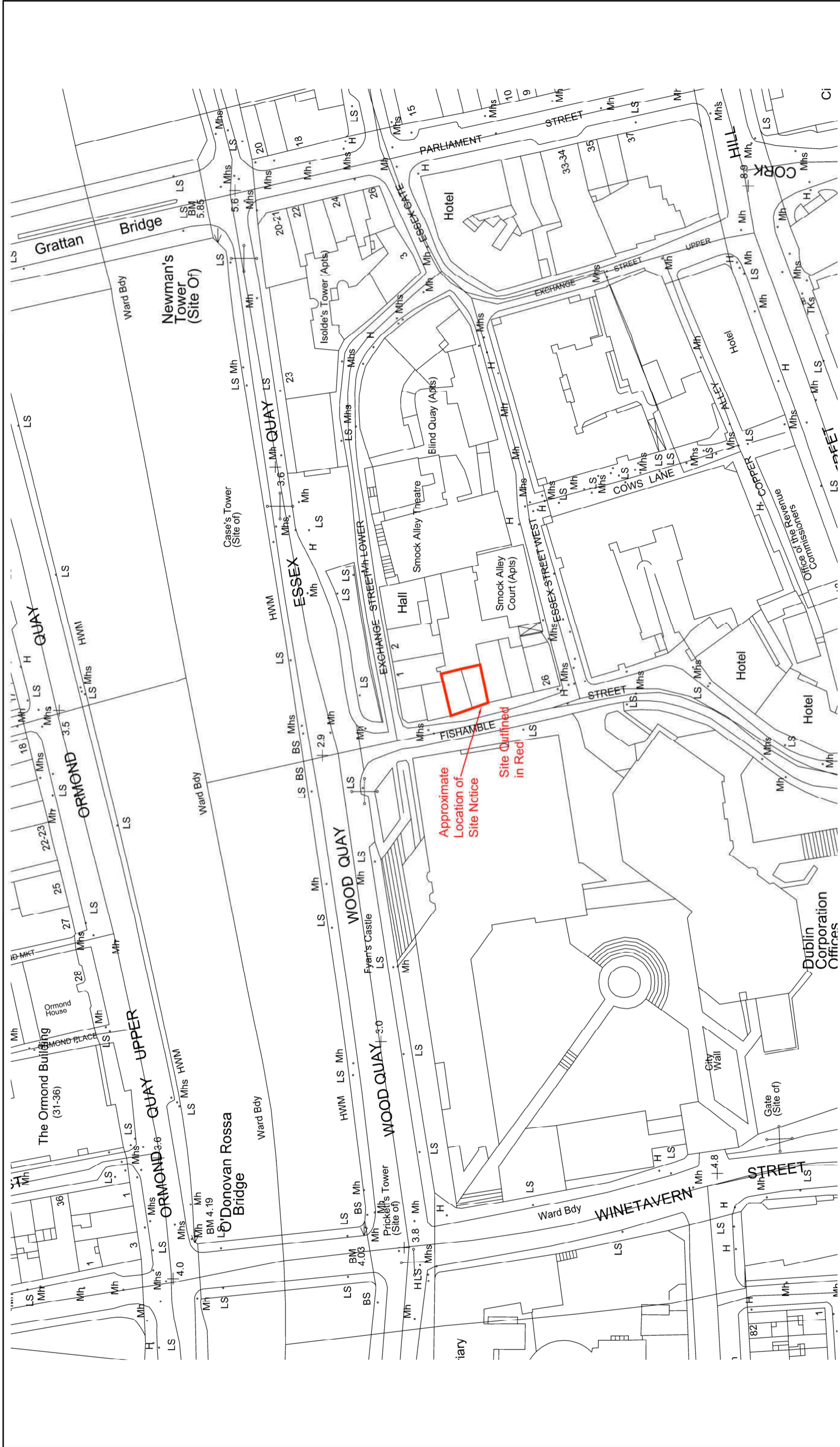
Architectoral and Engineering Drawings

Architectoral Drawings:

P-100	Site Location Map
P-101	Existing & Proposed Site Layout
P-102	Proposed Floor Plans
P-201	Existing & Proposed Elevations
P-202	Existing & Proposed Elevations
P-203	Existing & Proposed Sections

Engineering Drawings:

01	Proposed Drainage Layout
02	Standard Drainage Details



Site Location Map



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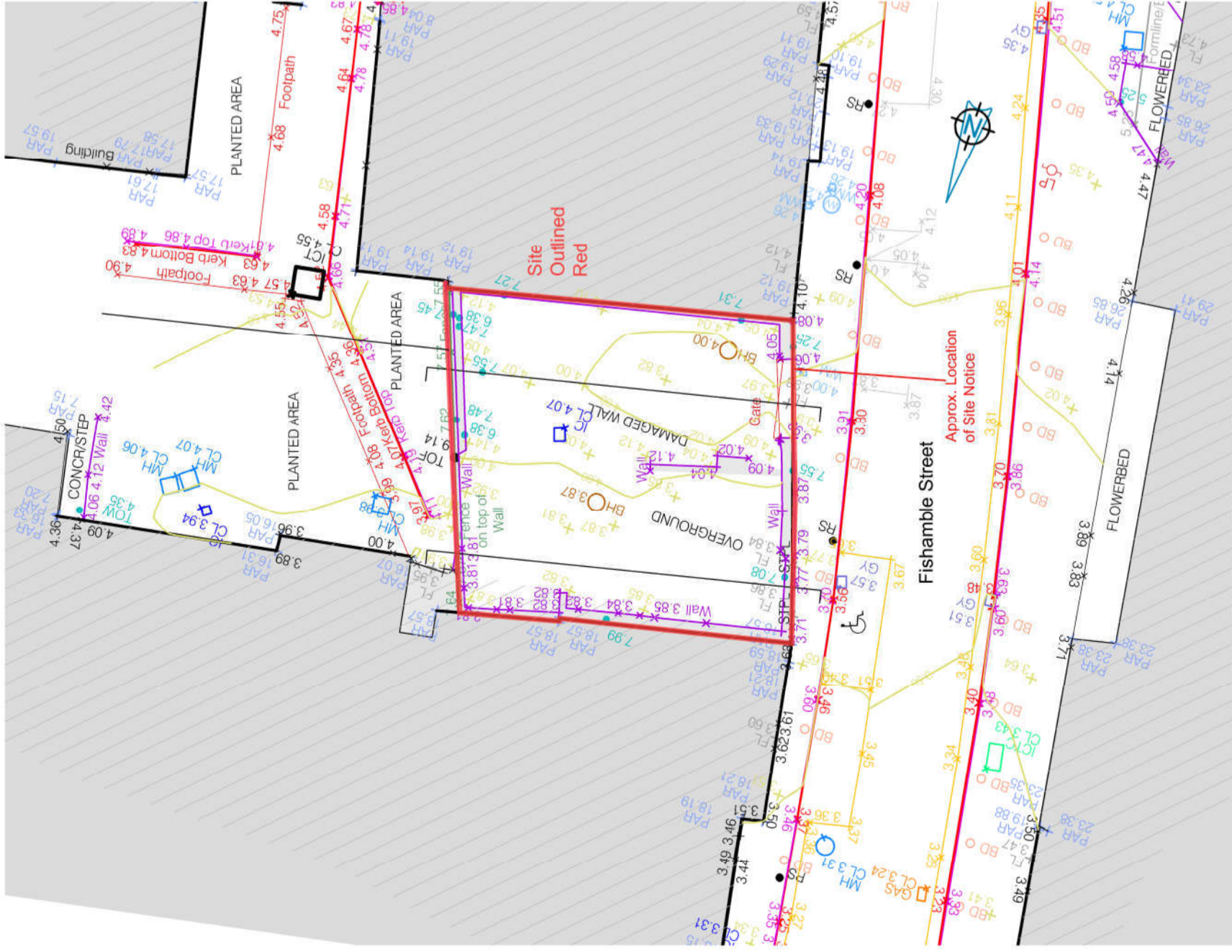
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Stage:
PART 8

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DRAWING: PROPOSED SITE PLAN / FLOOR PLANS WITH CONTEXT				
				
Merchants House, 27-30 Merchants Quay, Dublin 8 Tel: (01) 663 4263 Fax: (01) 663 4265 Email: info@walshassociates.ie				

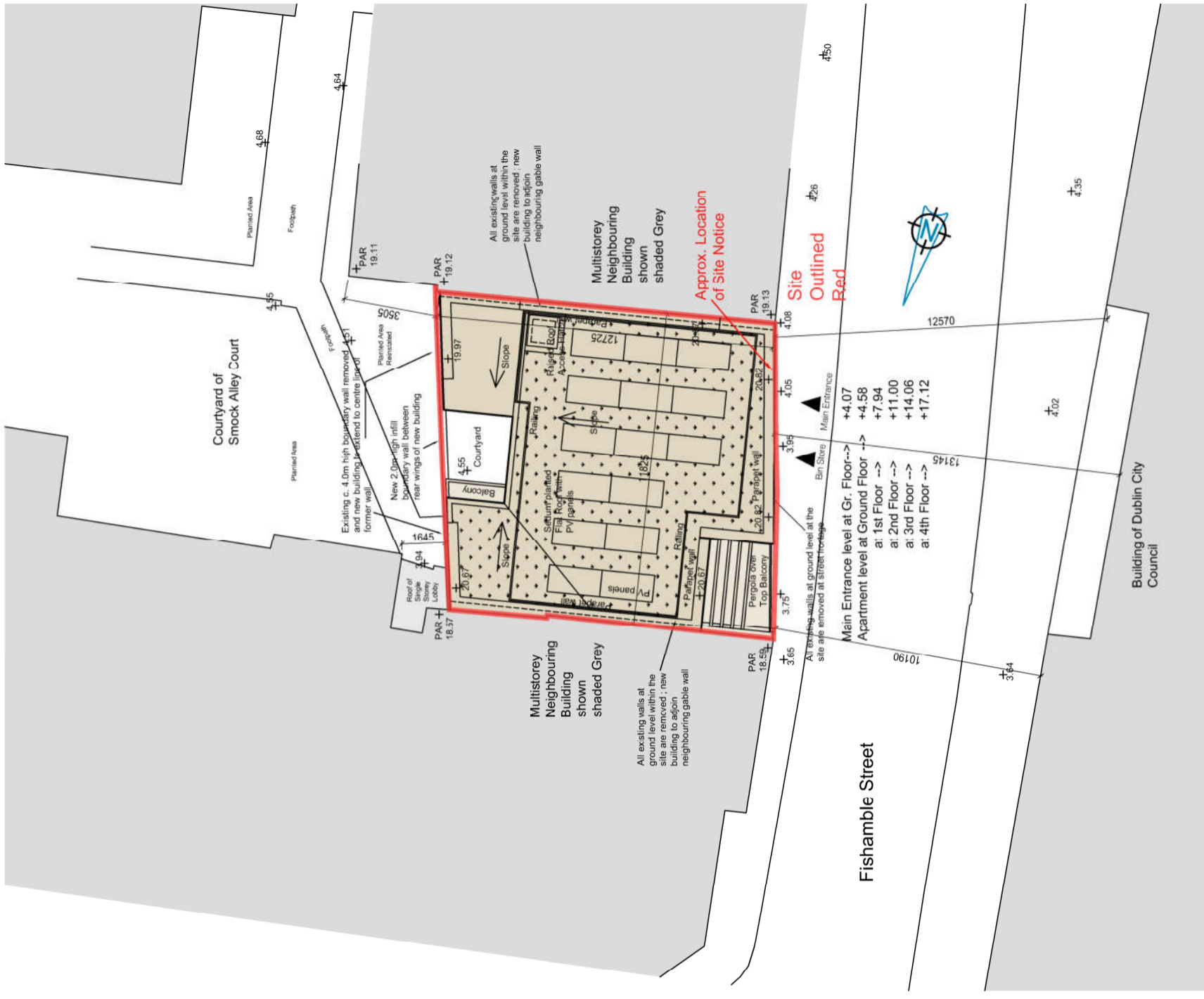


Existing Site Layout Plan / Survey

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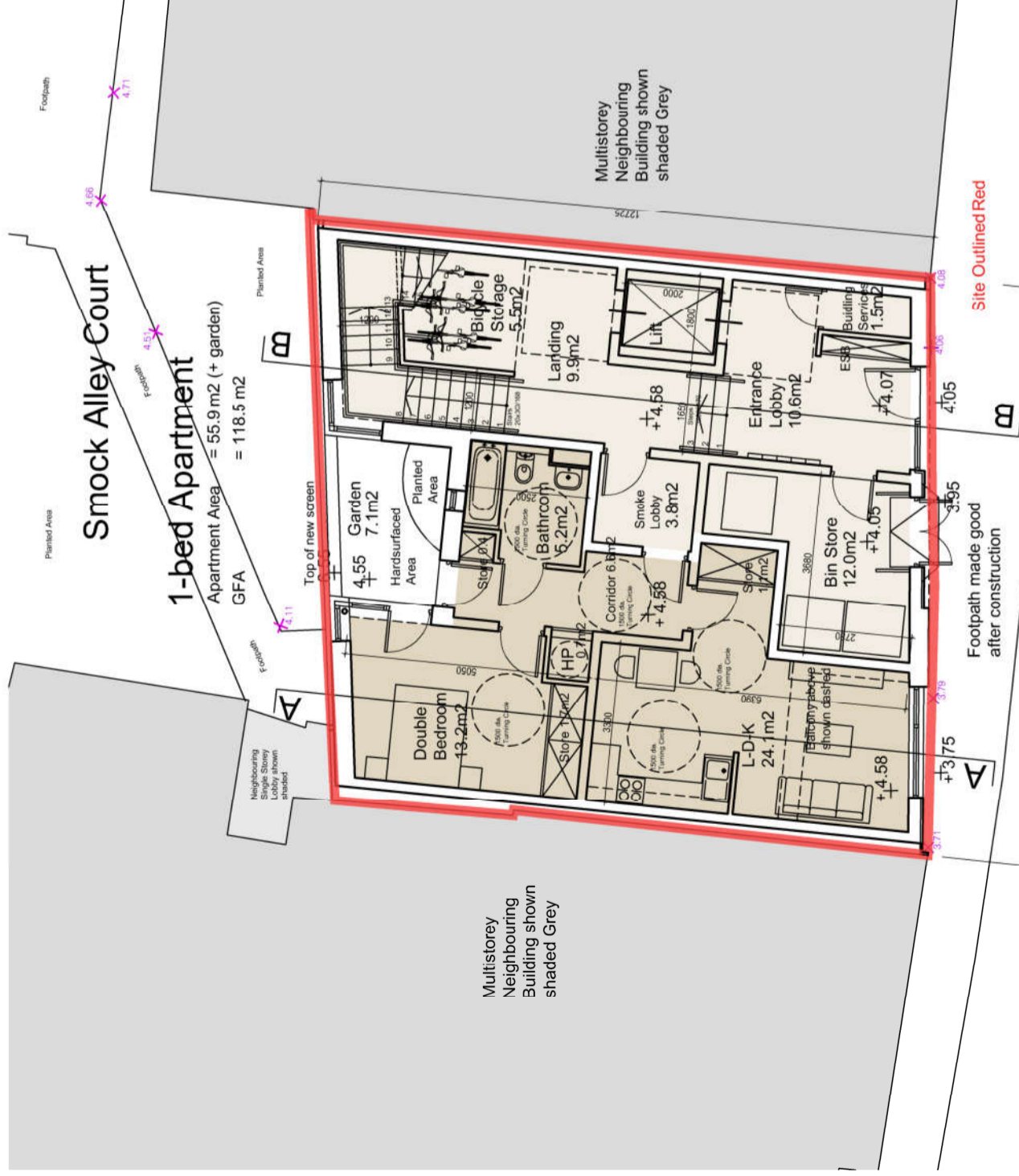
Slage: **PART 8**



Proposed Site Layout Plan with Proposed Roof Plan

Scale = 1:200

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	DRAWN: KB	JOB NO: 17019
	REVISED: 15/05/18	DWG NO: P-101
		Revision
		
walsh associates ARCHITECTS & PROJECT MANAGERS <small>INCORPORATED IN IRELAND</small>		
PROJECT: INFILL APARTMENT BLOCK 29-30 Fishamble Street, Dublin 2 For Dublin City Council		
DRAWING: EXISTING & PROPOSED SITE PLANS		
Merchants House, 27-30 Merchants Quay, Dublin 8 Tel: (01) 633 4245 Fax: (01) 633 4245 Email: info@walshassociates.ie		

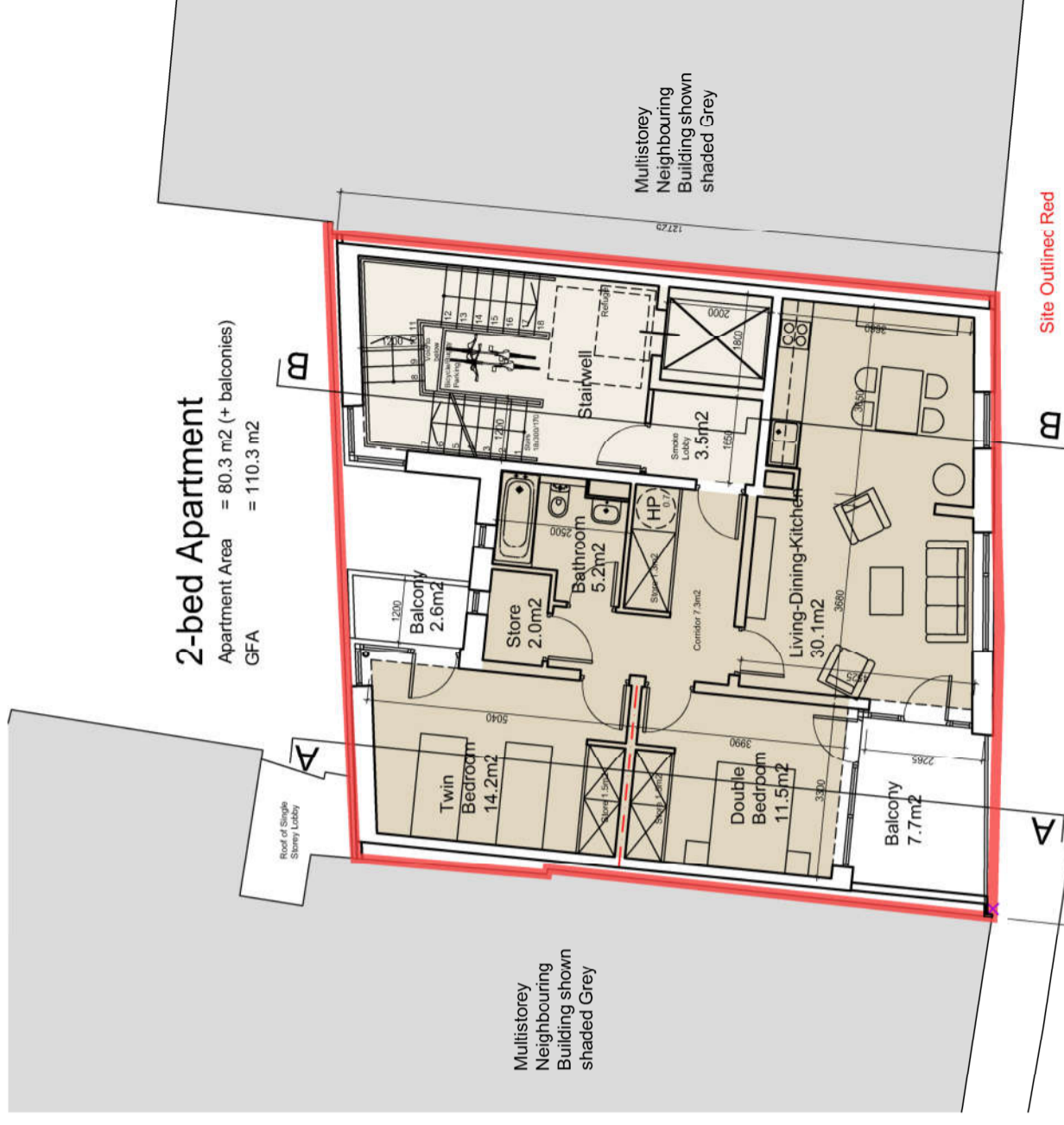


Ground Floor Plan / Site Layout Plan

Scale = 1:125



Fishamble Street



1st, 2nd, 3rd, 4th Floor Plan


Scale = 1:125

- Apartment level at 1st Floor → +7.94
- at 2nd Floor → +11.00
- at 3rd Floor → +14.06
- at 4th Floor → +17.12

Outline Gross Floor Area Summary:

Ground Fl. 118.5 m² + courtyard
1st - 4th Fl. 4 x 110.3 m² + balconies

Total: 559.7 m² + balconies + courtyard

REVISIONS AFTER LAST PLOT:	DATE: 15.05.18	SCALE: 1:125@A3
	DRAWN: KB	DWG NO: 17019
	FC:17019P	Revision: P-102
	PROJECT: INFILL APARTMENT BLOCK 29-30 Fishamble Street, Dublin 2 For Dublin City Council	
	DRAWING: PROPOSED SITE PLAN / FLOOR PLANS WITH CONTEXT	
	 walsh associates ARCHITECTS & PROJECT MANAGERS Merchants House, 27-30 Merchants Quay, Dublin 8 Tel: (01) 663 4243 Fax: (01) 663 4245 Email: info@walshassociates.ie	

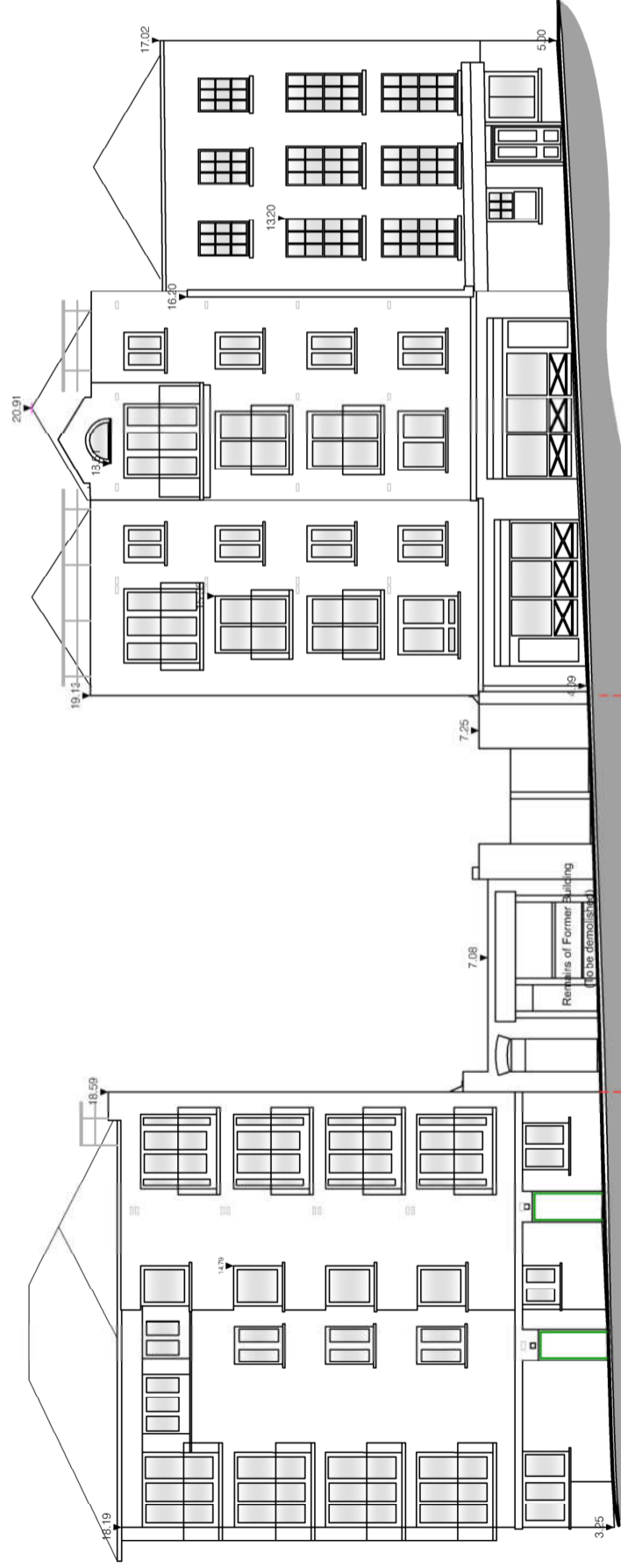
Stage: **PART 8**

- Legend (Front & Rear Elevations)**
- 1 Selected brick cladding at plinth level
 - 2 Selected brick cladding
 - 3 Double glazed system
 - 4 Steel railing in selected colour
 - 5 Selected profiled metal cladding system
 - 6 Timber screen
 - 7 Powder coated pergola above balcony
 - 8 PV panels with safety railing as required



Proposed West (Street frontage) Elevation with Street Context

Scale = 1:200



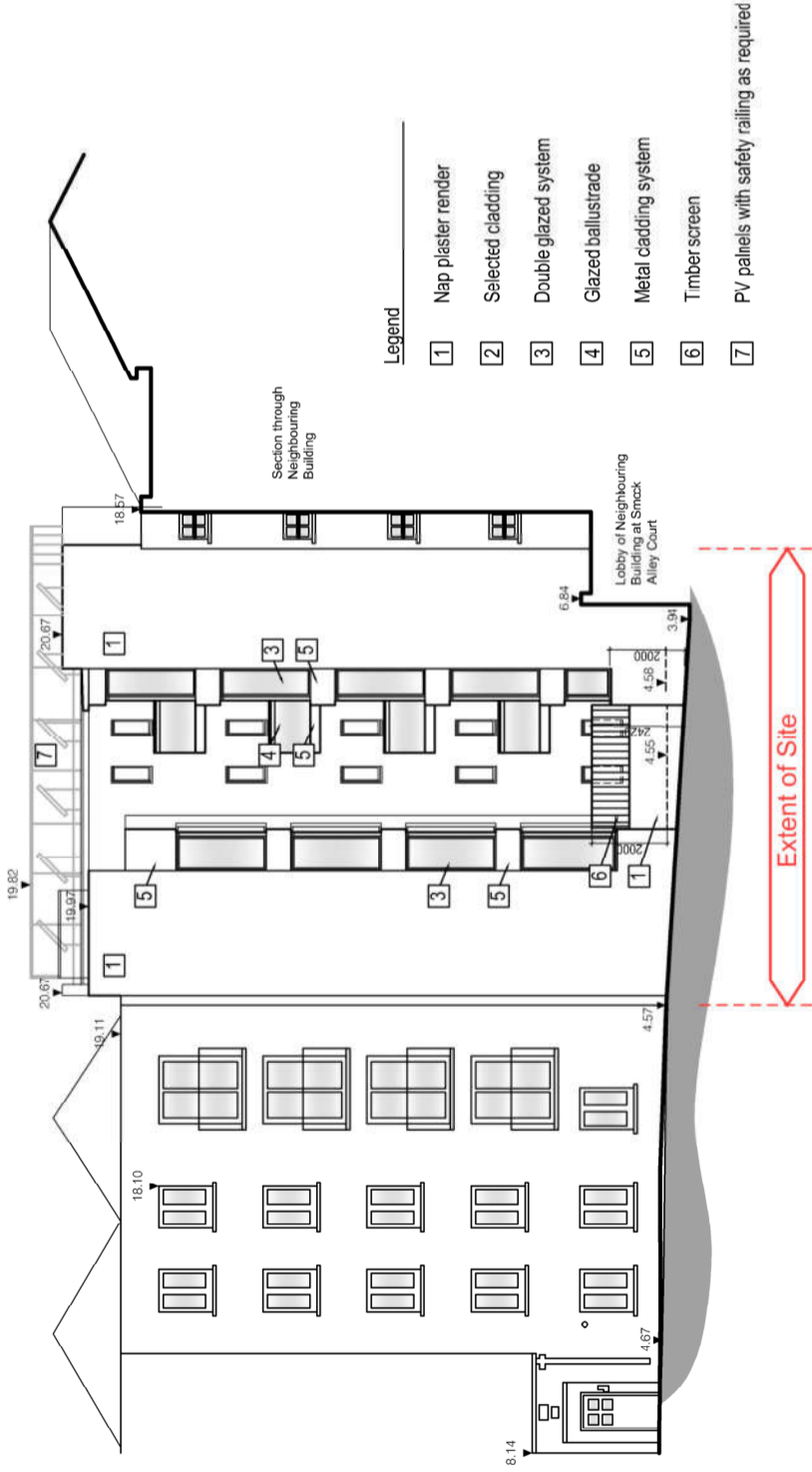
Existing West (Street frontage) Elevation with Street Context

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3D Views of Proposal with Context

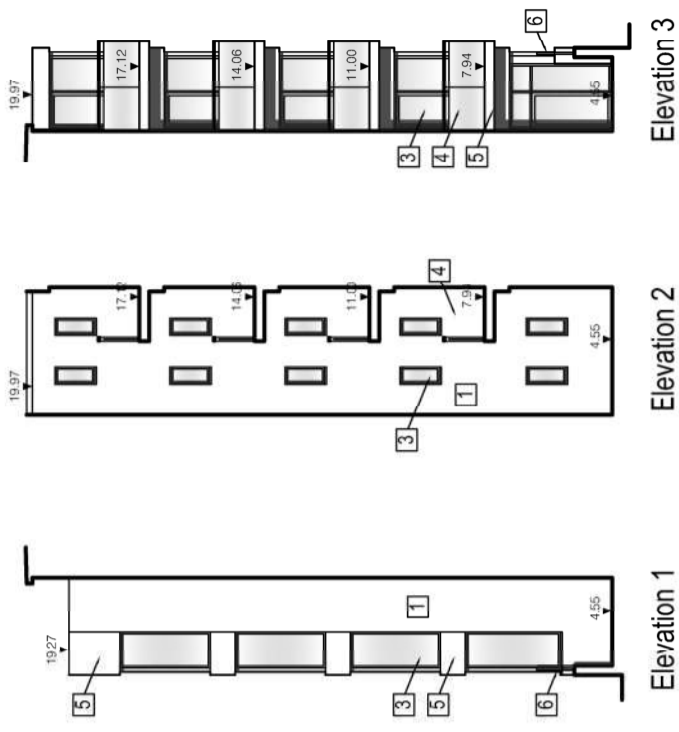
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PROJECT: INFILL APARTMENT BLOCK 29-30 Fishamble Street, Dublin 2 For Dublin City Council		DRAWING: EXISTING & PROPOSED ELEVATIONS		Revision:	
walsh associates ARCHITECTS & PROJECT MANAGERS <small>Company No. 120070767, Registered in Ireland</small>		Merchants House, 27-30 Merchant Quay, Dublin 8 Tel: (01) 453 4245 Fax: (01) 453 4245 Email: info@walshassociates.ie		Stage: PART 8	



Proposed East (Rear) Elevation with Site Context

Scale = 1:200

- Legend**
- 1 Nap plaster render
 - 2 Selected cladding
 - 3 Double glazed system
 - 4 Glazed balustrade
 - 5 Metal cladding system
 - 6 Timber screen
 - 7 PV panels with safety railing as required

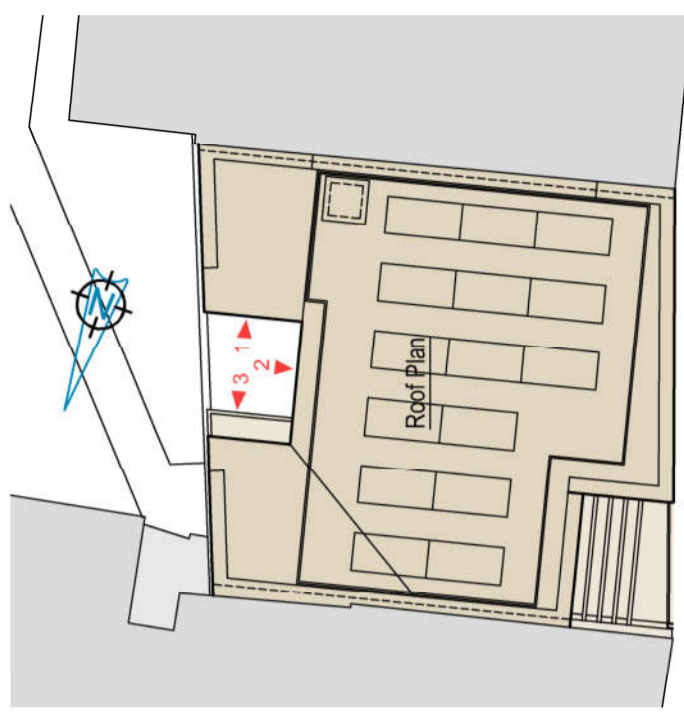


Proposed Rear Courtyard Elevations

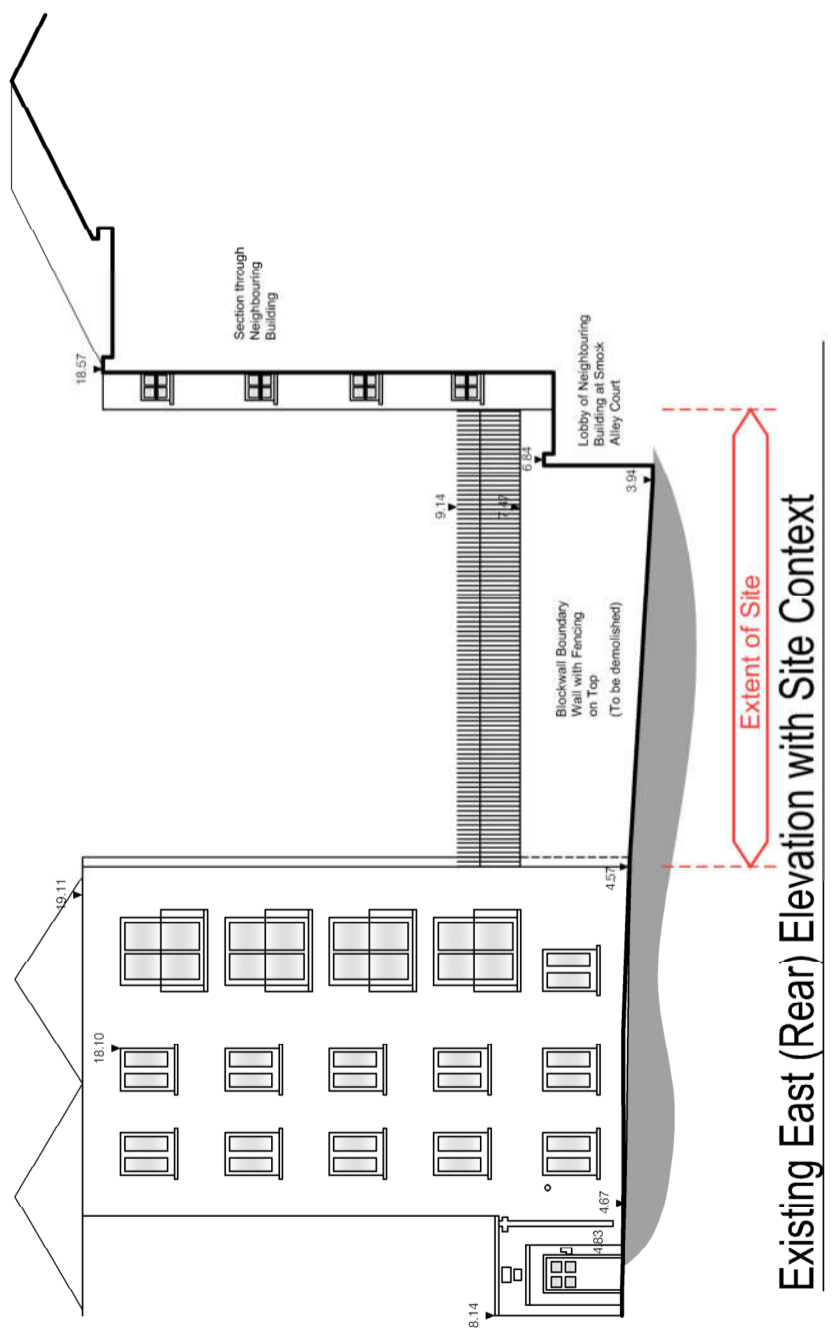
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3d View of Proposal with Context



Keyplan to Courtyard Elevations



Existing East (Rear) Elevation with Site Context

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Stage: **PART 8**

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	DRAWN: KB	JOB NO: 17019
	AC:17/17BP	DWG NO: P-202
		Revision
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<p>DRAWING: EXISTING & PROPOSED ELEVATIONS</p>		
<p>walsh associates ARCHITECTS & PROJECT MANAGERS <small>ESTABLISHED 1983</small></p>		
<p>Merchants House, 27-30 Merchants Quay, Dublin 8 Tel: (01) 663 4245 Fax: (01) 663 4245 Email: info@walshassociates.ie</p>		

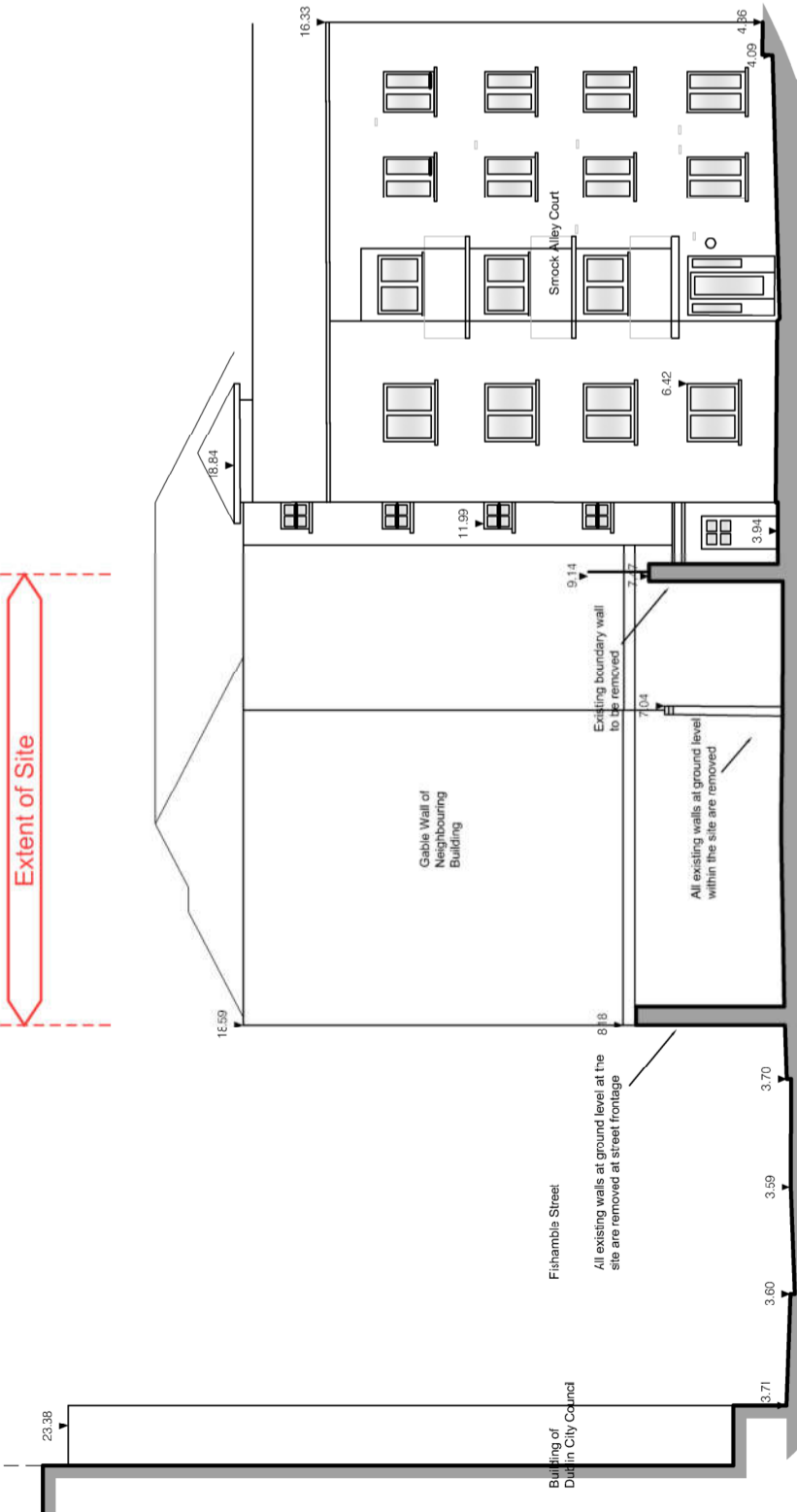
Extent of Site



Proposed Section AA with Site Context (looking North)

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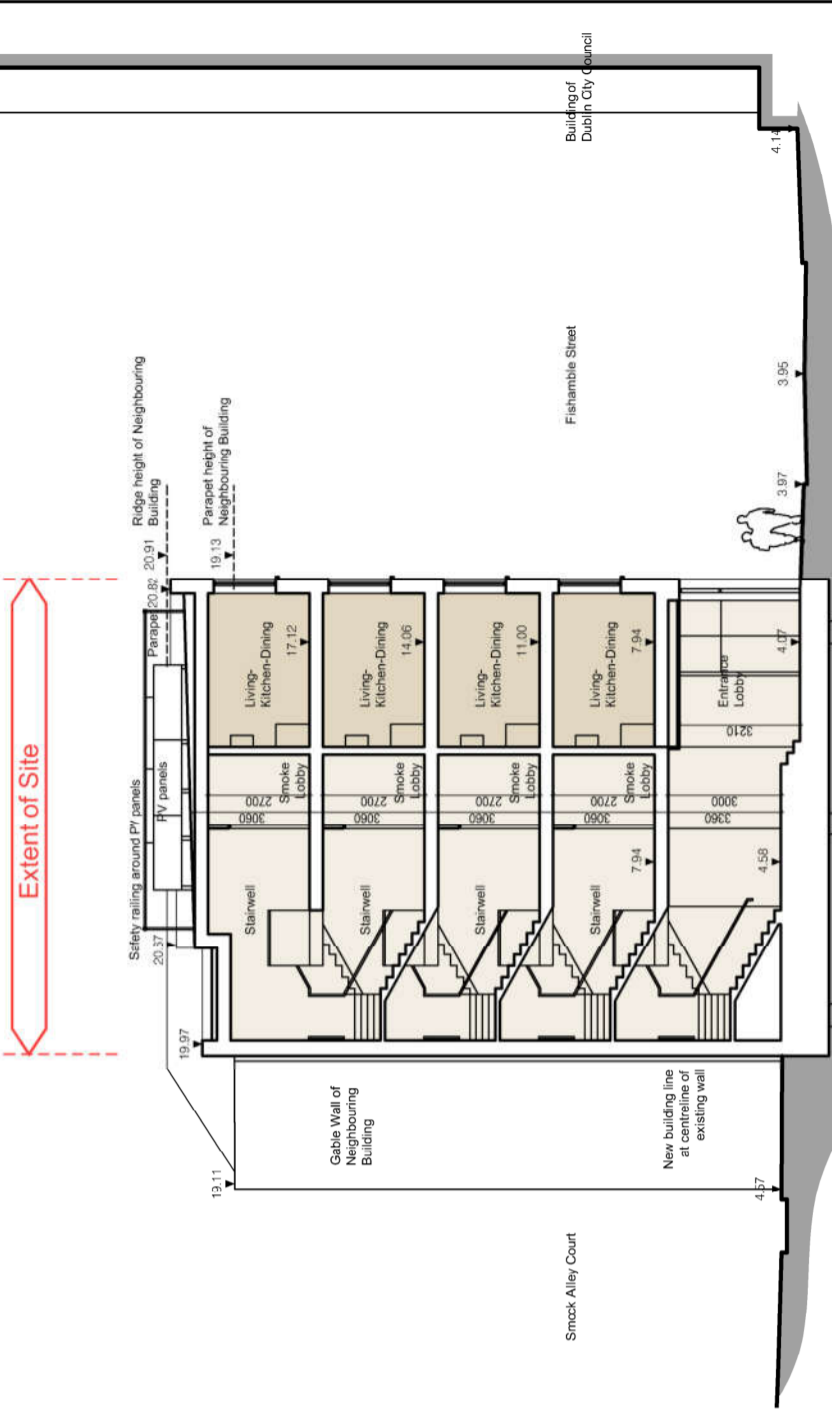
Extent of Site



Existing Section AA with Site Context (looking North)

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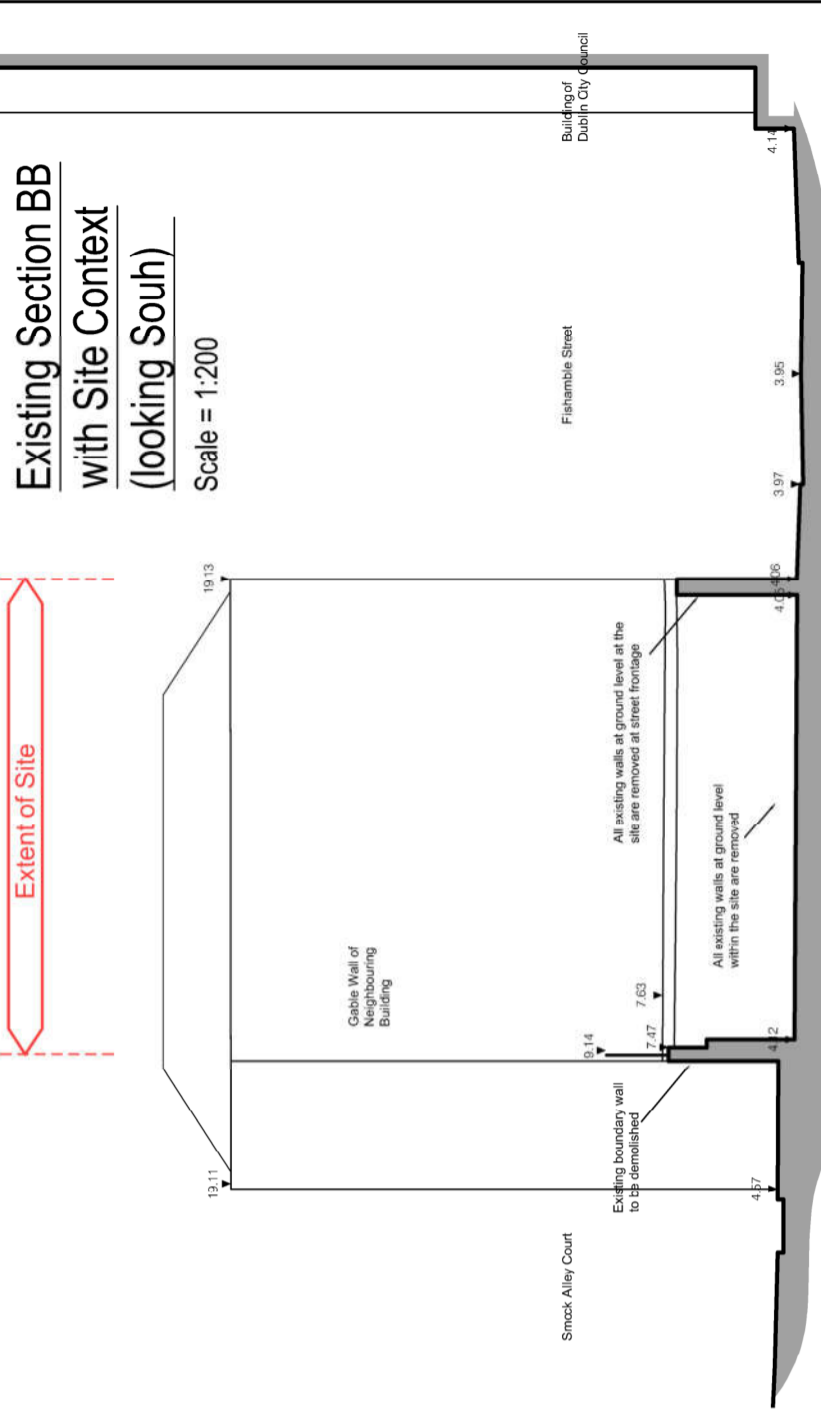
Extent of Site



Proposed Section BB with Site Context (looking South)

Scale = 1:200

Extent of Site



Existing Section BB with Site Context (looking South)

Scale = 1:200



PROJECT: INFILL APARTMENT BLOCK 29-30 Fishamble Street, Dublin 2 For Dublin City Council	DATE: 15.05.18 DRAWN: KB K:17019P	SCALE: 1:200@A3 JOB NO: 17019 DWG NO: P-203
DRAWING: EXISTING & PROPOSED SECTIONS		Revision
w Walsh associates ARCHITECTS & PROJECT MANAGERS		Merchant House, 27-30 Merchant Quay, Dublin 8 Tel: (01) 663 4242 Fax: (01) 663 4245 Email: info@walshassociates.ie

REVISIONS AFTER LAST PLOT:

Stage: PART 8